

Introduced and amended by the Land Use and Zoning Committee:

ORDINANCE 2026-374-E

AN ORDINANCE REZONING APPROXIMATELY 2.07± ACRES
LOCATED IN COUNCIL DISTRICT 8 AT 0, 1151 MILLER
CIRCLE NORTH AND 11938 PULASKI ROAD, BETWEEN
MILLER CIRCLE NORTH AND REGIS ROAD (R.E. NO(S).
109521-0000, 109523-0000 AND 109524-0000), AS
DESCRIBED HEREIN, KST INVESTMENTS, LLC, FROM
COMMERCIAL COMMUNITY/GENERAL-1 (CCG-1) DISTRICT
TO PLANNED UNIT DEVELOPMENT (PUD) DISTRICT, AS
DEFINED AND CLASSIFIED UNDER THE ZONING CODE, TO
PERMIT A BOAT AND RV STORAGE FACILITY, AS
DESCRIBED IN THE KST INVESTMENTS PUD, PURSUANT
TO APPLICATION NUMBER Z-7031; PROVIDING A
DISCLAIMER THAT THE REZONING GRANTED HEREIN SHALL
NOT BE CONSTRUED AS AN EXEMPTION FROM ANY OTHER
APPLICABLE LAWS; PROVIDING AN EFFECTIVE DATE.

WHEREAS, KST Investments, LLC, the owner of approximately 2.07±
acres located in Council District 8 at 0, 1151 Miller Circle North
and 11938 Pulaski Road, between Miller Circle North and Regis Road
(R.E. No(s). 109521-0000, 109523-0000 and 109524-0000), as more
particularly described in **Exhibit 1**, dated March 20, 2026, and
graphically depicted in **Exhibit 2**, both of which are attached hereto
(the "Subject Property"), has applied for a rezoning and
reclassification of the Subject Property from Commercial
Community/General-1 (CCG-1) District to Planned Unit Development
(PUD) District, pursuant application number Z-7031, as described in
Section 1 below; and

1 **WHEREAS,** the Planning Commission, acting as the local planning
2 agency, has reviewed the application and made an advisory
3 recommendation to the Council; and

4 **WHEREAS,** the Land Use and Zoning Committee, after due notice
5 and public hearing, has made its recommendation to the Council; and

6 **WHEREAS,** the Council finds that such rezoning is: (1)
7 consistent with the *2045 Comprehensive Plan*; (2) furthers the goals,
8 objectives and policies of the *2045 Comprehensive Plan*; and (3) is
9 not in conflict with any portion of the City's land use regulations;
10 and

11 **WHEREAS,** the Council finds the proposed rezoning does not
12 adversely affect the orderly development of the City as embodied in
13 the Zoning Code; will not adversely affect the health and safety of
14 residents in the area; will not be detrimental to the natural
15 environment or to the use or development of the adjacent properties
16 in the general neighborhood; and will accomplish the objectives and
17 meet the standards of Section 656.340 (Planned Unit Development) of
18 the Zoning Code; now therefore

19 **BE IT ORDAINED** by the Council of the City of Jacksonville:

20 **Section 1. Property Rezoned.** The Subject Property is
21 hereby rezoned and reclassified from Commercial Community/General-1
22 (CCG-1) District to Planned Unit Development (PUD) District. This new
23 PUD district shall generally permit a boat and recreational vehicle
24 (RV) and storage facility, and is described, shown and subject to the
25 following documents, attached hereto:

26 **Exhibit 1** - Legal Description dated March 20, 2026.

27 **Exhibit 2** - Subject Property per P&DD.

28 **Revised Exhibit 3** - Revised Written Description dated May 28, 2026.

29 **Exhibit 4** - Site Plan dated March 30, 2026.

30 **Section 2. Owner and Description.** The Subject Property is
31 owned by KST Investments, LLC, and is legally described in **Exhibit**

1, attached hereto. The applicant is Josh Cockrell, P.O. Box 28327, Jacksonville, Florida 32226; (803) 917-2420; josh@stellareagroup.com.

Section 3. Disclaimer. The rezoning granted herein shall not be construed as an exemption from any other applicable local, state, or federal laws, regulations, requirements, permits or approvals. All other applicable local, state or federal permits or approvals shall be obtained before commencement of the development or use and issuance of this rezoning is based upon acknowledgement, representation and confirmation made by the applicant(s), owners(s), developer(s) and/or any authorized agent(s) or designee(s) that the subject business, development and/or use will be operated in strict compliance with all laws. Issuance of this rezoning does not approve, promote or condone any practice or act that is prohibited or restricted by any federal, state or local laws.

Section 4. Effective Date. The enactment of this Ordinance shall be deemed to constitute a quasi-judicial action of the City Council and shall become effective upon signature by the Council President and Council Secretary.

Form Approved:

/s/ Terrence Harvey

Office of General Counsel

Legislation Prepared By: Erin Abney

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